

P.O. 61-50
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PK 7000PG158

TRANSFER
TAX
PAID

QUITCLAIM DEED WITH COVENANTS
023481

OM Minot Associates, L.L.C., an Ohio limited liability company, and OM Crystal River Associates, L.L.C., an Ohio limited liability company, and having a mailing address of 1765 Merriman Road, Akron, Ohio 44313, for consideration paid, grants to Webber Oil Company, a Maine corporation, having an address of 700 Main Street, Bangor, Maine 04402, survivor by merger with Webber Petroleum Company as appears in the February 5, 1986 Certificate of Merger recorded in Kennebec County Registry of Deeds Book 2913, Page 53, with Quitclaim Covenant, the real estate in Waterville, Kennebec County, Maine, bounded and described on Schedule A attached hereto and incorporated herein.

IN WITNESS WHEREOF, OM Minot Associates, L.L.C. and OM Crystal River Associates, L.L.C. have caused this instrument to be signed by Alan W. Spenseller its Vice President, the duly authorized officer of their respective Managing Members, this 25 day of June, 2002.

WITNESS:

Samuel Broad

OM Minot Associates, L.L.C.
an Ohio limited liability company
By: OM Minot Capital Corp. -
Managing Member

By: AW Spenseller
Its: Vice President

WITNESS:

Rene S. Tatka

OM Crystal River Associates, L.L.C.,
an Ohio limited liability company
By: OM Crystal River Capital Corp. -
Managing Member

By: Rene S. Tatka
Its: Vice President

STATE OF OHIO

SUMMIT COUNTY

July 25, 2002

Then personally appeared the above-named Alan W. Spenseller, the Vice President of OM Minot Capital Corp., Managing Member of OM Minot Associates, L.L.C. in his aforesaid capacity, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said entity.

Before me, a Notary Public in and for the State of Ohio.

Rene S. Tatka
Notary Public



Rene S. Tatka, Notary Public
State of Ohio, Stark County
My Commission Expires July 5, 2007

③ Rudman + Winnickell

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STATE OF OHIO

SUMMIT COUNTY

Then personally appeared the above-named July 25, 2002
Vice President of OM Crystal River Capital Corp, Managing Member of OM Crystal River
Associates, L.L.C. in her aforesaid capacity, and acknowledged the foregoing instrument to be
her free act and deed in said capacity and the free act and deed of said entity.

Before me, a Notary Public in and for the State of Ohio.

Rene S. Tatka
Notary Public

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Rene S. Tatka, Notary Public
State of Ohio, Stark County
My Commission Expires July 5, 2007



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John C. Hittner
REGISTER OF DEEDS